

Public Testimony in Support of H.B. 5399
Daisy Franklin, Vice President, Publicly-assisted Housing Resident Network, PHRN
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Good afternoon. My name is Daisy Franklin. I live at 82 South Main Street, South Norwalk, Connecticut. I am the Vice President of the Publicly-assisted Housing Resident Network, PHRN, a resident-led nonprofit organization of public housing and publicly-assisted housing residents throughout the state. I will be speaking to you today on behalf of the PHRN organization in support of H.B. 5399, AN ACT CONCERNING STATE REIMBURSEMENT FOR TAX ABATEMENTS AND PAYMENTS IN LIEU OF TAXES.

Affordable housing PILOT (Payment In Lieu Of Taxes) and Tax Abatement Grant Program monies have been eliminated from the state budget. We understand that. We understand that the current year's budget is running a very big deficit. We understand that next year's budget is looking very bad as well. And the year after that. We get it. Our family budgets tend to follow the same pattern.

What we need you to know is that unless the protections contained in H.B. 5399 are enacted into law at this time, more than 10,000 very low income families living in properties formerly included in the PILOT and Tax Abatement Grant Program will be expected to bear huge rent increases in order to cover the lost PILOT and Tax Abatement funds. Many will not be able to pay the increases and will run the risk of homelessness.

Affected families living in state public housing (PILOT properties on the attached spreadsheet) are those whose income is so low that 30% of their income is below the current base rent amount for their complex. However, they must pay the base rent, an amount representing more than 30% of income. Affected families are already paying 40% and 50% or more of their income for rent. To add another \$50 or \$104 or \$65 to their rent each month will surely put an insurmountable burden on their budget. Many already eat at soup kitchens most nights of the week. They minimize their food bills in order to have enough money to pay rent each month.

H.B 5399 offers affected families a way to keep a roof over their heads even though affordable housing PILOT and Tax Abatement Grant Program funds are gone. It offers affected families a permanent moratorium on rent increases due to the loss of the affordable housing PILOT and Tax Abatement Grants unless money is restored to the state's budget for these programs. We at PHRN know that a moratorium is necessary if the state is to avoid the stigma of being the cause of an increased rate of homelessness.

We urge the Connecticut Legislature to pass H.B. 5399 and we urge the Governor to sign the bill into law this year so that the state's poorest families will not be unduly burdened with increased rents.

Thank you.

**PROJECTS IN THE PILOT PROGRAM AND
NECESSARY BASE RENT INCREASES IF PILOT FUNDS LOST**

Town	Names of developments	Units	Units at		Current base rent	Necessary increase	% increase base rent only
			Base Rent	PILOT			
Bristol	Dutton Heights/Zbikowski Park	174	136	\$ 81,997	\$220-255	\$ 50	23%
Danbury	Coal Pit/Fairfield Ridge/Mill Ridge	290	119	\$170,472	\$285-303	\$119	42%
Enfield	Laurel Park/Green Valley Village	174	107	\$132,987	\$190-215	\$104	55%
Greenwich	Adams Garden/Armstrong McKinney Terrace	245	N/A	\$ 76,221	\$304-725	\$ 25*	8%*
Hartford	Bowles Park/Westbrook Village	770	154	\$255,602	\$250-293	\$138	90%
Mansfield	Holinko Estates	35	22	\$ 13,731	\$370-470	\$ 52	14%
Meriden	Johnson Farms/Yale	214	175	\$127,287	\$255-282	\$ 61	35%
Middletown	Sunset Ridge/Rockwood Acres/ Santangelo Circle	198	76	\$125,434	\$215-231	\$138	64%
Norwich	Melrose Park/Kennedy Heights	286	179	\$139,597	\$295-425	\$ 65	36%
Seymour	Hillside Terrace/Sunset Park Smith Acres/Hoffman Heights/ Castle Heights	81	54	\$ 67,688	\$260-275	\$104	40%
Sharon	Sharon Ridge	20	18	\$ 7,710	\$235-305	\$ 36	15%
Stamford	Oak Park/Lawn Hill Terrace	590	N/A	\$372,683	\$375-430	\$ 53*	14%*
Stratford	Meadowview Manor	100	65	\$ 54,079	\$366-560	\$ 69	19%
Westport	Sasco Creek Village/Hales Court	75	N/A	\$ 22,615	\$145-185	\$ 25*	17%*
Wethersfield	Highvue Terrace	28	16	\$ 16,188	\$268	\$ 84	31%
Windham	Eastman Curran Terrace/Terry Court	146	92	\$ 61,628	\$185-240	\$ 56	30%

Total: 3,426

* Number of base rent units not available. Necessary and percentage increases assume that all units are at base rent.
These numbers will be higher if any units are above base rent.

**PROJECTS IN THE TAX ABATEMENT PROGRAM, BY
TOWN**

Town	Name of projects	Fam units	Eld units	Total units	Tax abatement dollars
Ansonia	Liberty Park	30	0	30	\$ 11,789
Bethel	Augustana Homes	0	101	101	\$ 28,412
Bloomfield	Interfaith Homes, Wintonbury II	0	130	130	\$ 51,086
Bridgeport	Sycamore Place, Seaview Gardens, Union Village, Cedar Park, Marionville, Washington Heights, Unity Heights	106	262	368	\$ 135,180
Danbury	Beaver Street	70	0	70	\$ 8,733
Granby	Stony Hill Village	0	30	30	\$ 11,352
Hartford	Lower Garden, Main/Nelson, Main/Pavilion, Mansfield/Edgewood, Barbour/Kensington, Martin Luther King Co-op, Clearview, Vinewood, Immanuel House, Capitol Towers, Marshall House, St. Christopher Apts., Plaza Terrace, Upper Garden, Tuscan Brotherhood, Dart Garden, South Arsenal Templeton Farm	938	684	1,622	\$ 542,606
Kent	Wadsworth Grove, Stoneycrest Towers, Newfield Towers	0	19	19	\$ 6,792
Middletown	Interfaith Housing	45	200	245	\$ 78,812
New Britain	Bella Vista I and II, Seabury, University Row	84	0	84	\$ 33,009
New Haven	Friendship Homes, Dwight Co-op, Jewish Elderly/ Tower I, Canterbury Gardens, Fairbank, Bella Vista Leonard Street, King's Daughters, St. Paul's	280	1,423	1,734	\$ 177,805
Norwalk	St. Johns Towers, Friendship House, Coleman Towers, Martin Luther King, Bayview Towers, Ludlow Town House, Pilgrim Towers Robin Ridge, Prospect Towers, Lambda RHO Apts., Savings Towers, Frost Homestead	96	128	314	\$ 15,628
Stamford		896	75	971	\$ 376,550
Waterbury		63	515	578	\$ 227,136
Total		3,567	2,608	6,175	